

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2019	Item No: 5.9
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2019/0670
Wards Affected	Desborough St. Giles	
Location	8 Headlands, Desborough,	
Proposal	Full Application: Rear dormer with Juliette balcony and loft conversion to habitable accommodation	
Applicant	Mrs K Carroll	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building .

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0670

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 31/10/2019.

Site Description.

The application site is located in the east of Desborough within the designated town boundary. The site is in an established residential area and contains a two storey dwelling which is attached to the south to a bungalow which is set back further within its plot than the application site. The application dwelling has had a number of additions to the rear and the loft has also been converted at a previous date.

Proposed Development

This application seeks planning permission for a rear dormer roof extension with a Juliette balcony.

Revised plans were submitted during the application to add in additional outbuilding that were missing from the original plans.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

No comments received

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. 2 responses were received objecting to the application and are summarised below:

- New rear windows and Juliette balcony will directly face on the properties at Ise View Road (28 and 30) and invade privacy.
- Ugly design at a height which will be clearly visible due to the building height.
- Design is out of character with the area.

5.0 Planning Policy

National Planning Policy Framework

Section 1- Introduction

Section 2- Achieving sustainable development

Section 4- Decision-making

Section 12- Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1 Presumption in favour of Sustainable Development

Policy 8 North Northamptonshire Place Shaping Principles

Neighbourhood Plan

Policy 35 – Housing with Towns

Legislation

Town and Country Planning (General Permitted Development) Order 2015

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development

2. Character and Appearance
3. Residential Amenity
4. Fall back position.

1. Principle of the development

The application site is in an established residential area to the west of Desborough Town Centre. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impact on character and appearance, residential amenity and the highway network. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 2 of the NPPF(2019) places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 12 of the NPPF(2019) and Policy 8(d) of the North Northamptonshire Joint Core Strategy requires development to respond to the sites immediate and wider context and local character.

The hosts dwelling is visually prominent on the street scene, due to its external facing material (light coloured render), small set back from the street compared to its neighbouring properties and its solid fronted design and scale compared to the neighbouring properties. When travelling north up the Headlands, the side gable end of the roof is clearly visible over the bungalows of No.10 and No.14 and from the rear window of No.26-34 Ise View Road (set 90m away) and their private rear gardens.

The proposed dormer extension would cover the entire rear plane of the roof and the line of the gable edge to the rear would no longer be present. The flat roof which would form part of the proposed dormer is set just below the main ridge line.

Because the scale of surrounding development, the proposed dormer will have an impact on the street scene, in particularly when travelling north up Headlands. That being said the street does not have an overriding uniformed character; materials as well as the scale and design on properties differ significantly. As such, although the proposed dormer will alter the roof scape, it is proposed of matching materials and is not considered to be harmful to character of the area as this is very mixed at present. The fall back position(discussed below), also needs to be taken into account.

As such the proposal is therefore not considered to have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 12 (2019) of the NPPF and Policy 8 (2016) of the JCS.

3. Residential Amenity

The JCS in Policy 8 (e), consistent with Policy 12 of the NPPF seeks development to protect the amenity of all future and surrounding users of land and buildings.

Properties to the rear (south -west) along Ise View Road have raised objections in regard to the proposed windows/ Juliette balcony and the loss of privacy as a result of these. The proposed balcony does not have any external space for someone to sit on and as such it is not considered to offer significantly different views than a window would.

The proposed windows will have some views over into the rear garden of No.10 and No.6 however given the window on the rear elevation already present on the first floor, the proposed windows are not considered to significantly alter the situation than is already present.

In regards to the properties at Ise View Road, the rear of these properties are separated from the proposed dormer by approximately 90m (55m of this being the rear garden of the application site) which is a significant separation distance.

Given the surrounding properties and other views already present, as well as this being an urban location where this type of relationships is not uncommon, the proposal is not considered to bring about a loss of privacy which is harmful to neighbouring occupiers or warrant the refusal of this permission. It is therefore considered to be in accordance with Policy 8(e) of the JCS.

4. Fall back position

Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 allows for addition to the roof of a dwelling house without the need for planning permission providing it meets a set of limitation and conditions. This is known informally as PD or 'permitted development'.

The proposed dormer meets all limitation set by PD but fails to meet one of the conditions which required it to be set 0.2 back from the eaves of the original roof. As such if this small amendment was to be made the proposal would be PD compliant and not require planning permission.

As the proposal has been submitted as a planning application it has been assessed as any other household application would. However, it is a material consideration that the proposal is very close to what is deemed as permitted development by the Town and Country Planning (General Permitted Development) Order 2015.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties.

As such it is recommended that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: